

Site Plan Notes:

- The proposed site plan is for a new 2 story, 8 unit structure and for a second story addition to an existing structure, with 2 units. All new work will adjoin the existing 'Econolodge' building.
- The project applicant is Asif Javadi, 310 Windsor Highway, New Windsor.
- Parking is modified as required by the Town of New Windsor Zoning Ordinance.
- The site is located in a 'C' zoning district. It extends 50 feet into the 'PI' zone, and 100 feet into the R-5 zone. The building extends about 49 feet into the PI zone.
- Site information taken from an original survey prepared by Eustance & Horowitz PC, dated 3/8/99.
- The site is located at section 35, block 1, lots 57 and 59.1. The lots will be combined.
- A NYSDOT permit will be required for site access modifications.

GENERAL NOTES

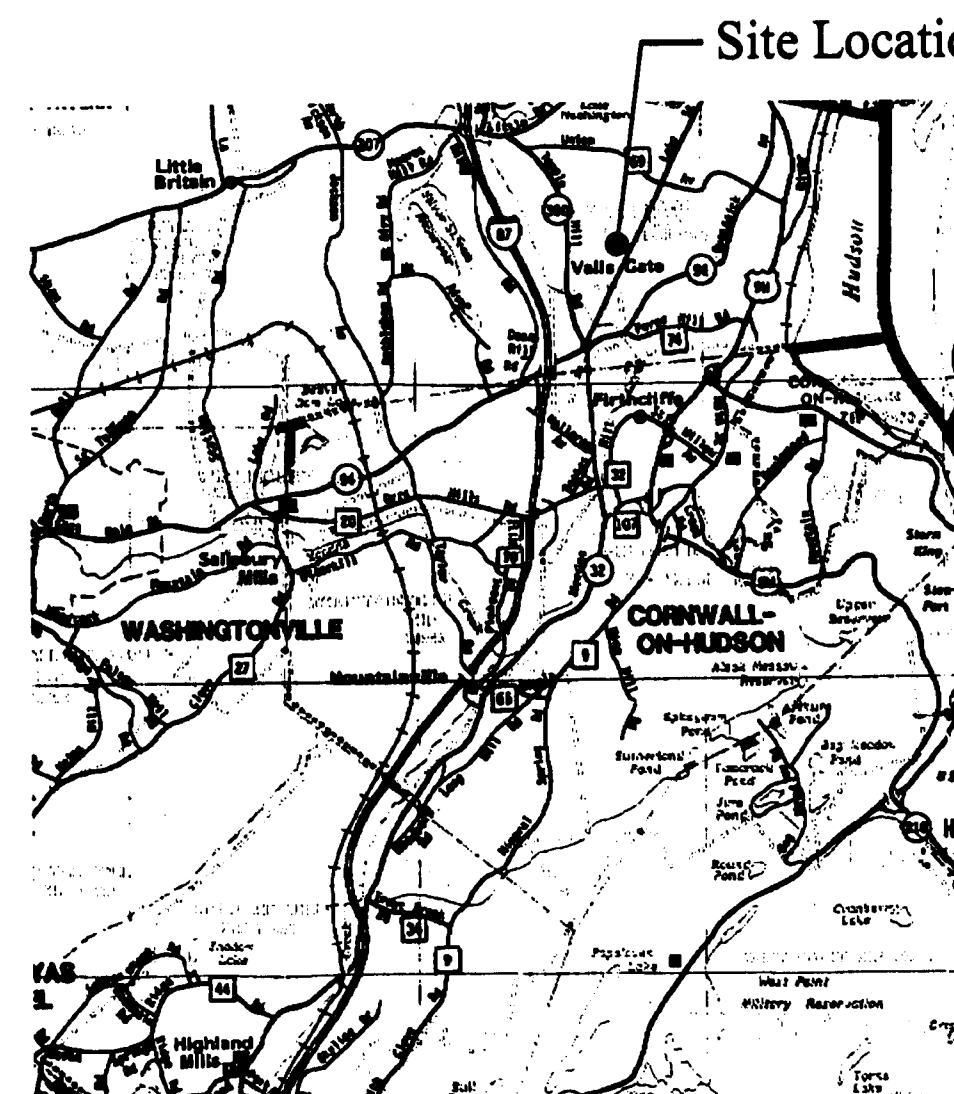
- The Contractor is expected to familiarize himself with the existing site before starting work. All dimensions shall be verified in the field before starting work. No drawings are to be scaled, use only dimensions given. Any other discrepancies shall be brought to the immediate attention of the Architect. Any existing structural deficiency uncovered during the course of construction shall be brought to the immediate attention of the Architect.
- All work shall be done by people skilled in their trades and shall conform to the N.Y. S. Uniform Building Code, and any other applicable state and local codes. All items shall be installed in strict conformance with the Manufacturer's requirements where applicable. Unauthorized alteration of any drawings bearing a registered Architect's seal is a violation of the N.Y. S. Education Law. The Contractor is responsible to obtain any required construction permits before starting work, and to schedule any required inspections with the building department.
- The contractor must notify The Underground Facilities Protective Organization (1-800-962-7962) at least two full working days prior to any excavation. Non-member utilities must be contacted separately.
- The contractor must determine the exact location, elevation and size of any existing underground utility before beginning construction. The contractor shall perform exploration excavations to locate existing underground utilities sufficient ahead of construction to permit making revisions as needed. The locations (horizontal and vertical) and size of underground utilities shall not be relied on as being exact or complete.
- Coordination: Coordinate scheduling, submittals, and Work of the various Sections of specifications to ensure efficient and orderly sequence of installation of interdependent construction elements.
- The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures for coordinating all portions of the Work under the Contract unless Contract Documents and other specific information concerning these matters.
- Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment, machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or incorporated or to be incorporated in the Work.
- The Contractor shall pay for all building permits and other fees necessary for the completion of the Work.
- The Contractor shall comply with and give all notices as required by laws, ordinances, rules, regulations, and orders of public authorities bearing on performance to Work. The Contractor shall promptly notify the Architect Owner if the Drawings and Specifications are observed by the Contractor to be at variance within.
- All layout and surveying work necessary to complete the scope or work shall be the responsibility of the contractor.

Landscaping Schedule:

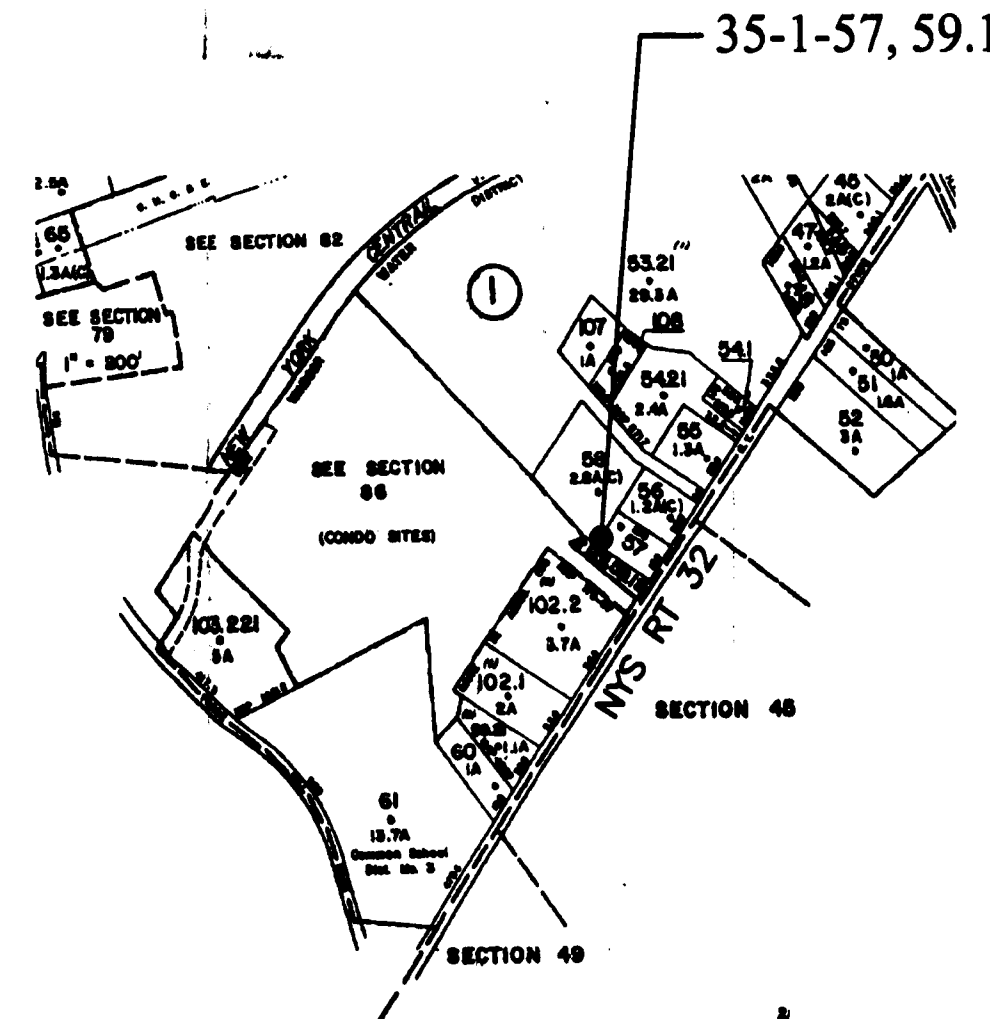
Symbol	Latin Name	Common Name	Size	Quantity
Shade Tree				
Ornamental Tree				
A	Cornus Florida	Flowering Dogwood	2 1/2" to 3" caliper	1
			Total	1
Shrub				
B	Ilex Aquifolium	Holly	24" tall	3
C	Thuja Occidentalis 'Nigra'	Arbovitae	5'-6" tall	16
D	Picea Glauca 'Albertiana Conica', 'Sander's Blue', 'Rainbow End	Dwarf Alberta Spruce	3' tall	3
			Total	22

Bulk Table Requirements for C - Commercial Zoning District		
Town of New Windsor, N.Y.		
Requirements	Required	Actual
Minimum Lot Size	80,000 s.f.	* 59,590 s.f.
Lot Width	200 feet	230 feet
Front Yard Setback	60 feet	* 50.3 feet
Rear Yard Setback	30 feet	* 6 feet
Side Yard Setback	30'-0" / 70'-0"	* 6.6 feet / 94.6 feet
Max. Building Height	12" per 1'-0"	
Required Street Frontage	NA	NA
Floor Area Ratio	0.7	0.42
Development Coverage	NA	NA
Parking Space Size	9'-0"x19'-0"	9'-0"x19'-0"
Required HC Parking	2	2
Required Parking	49	50

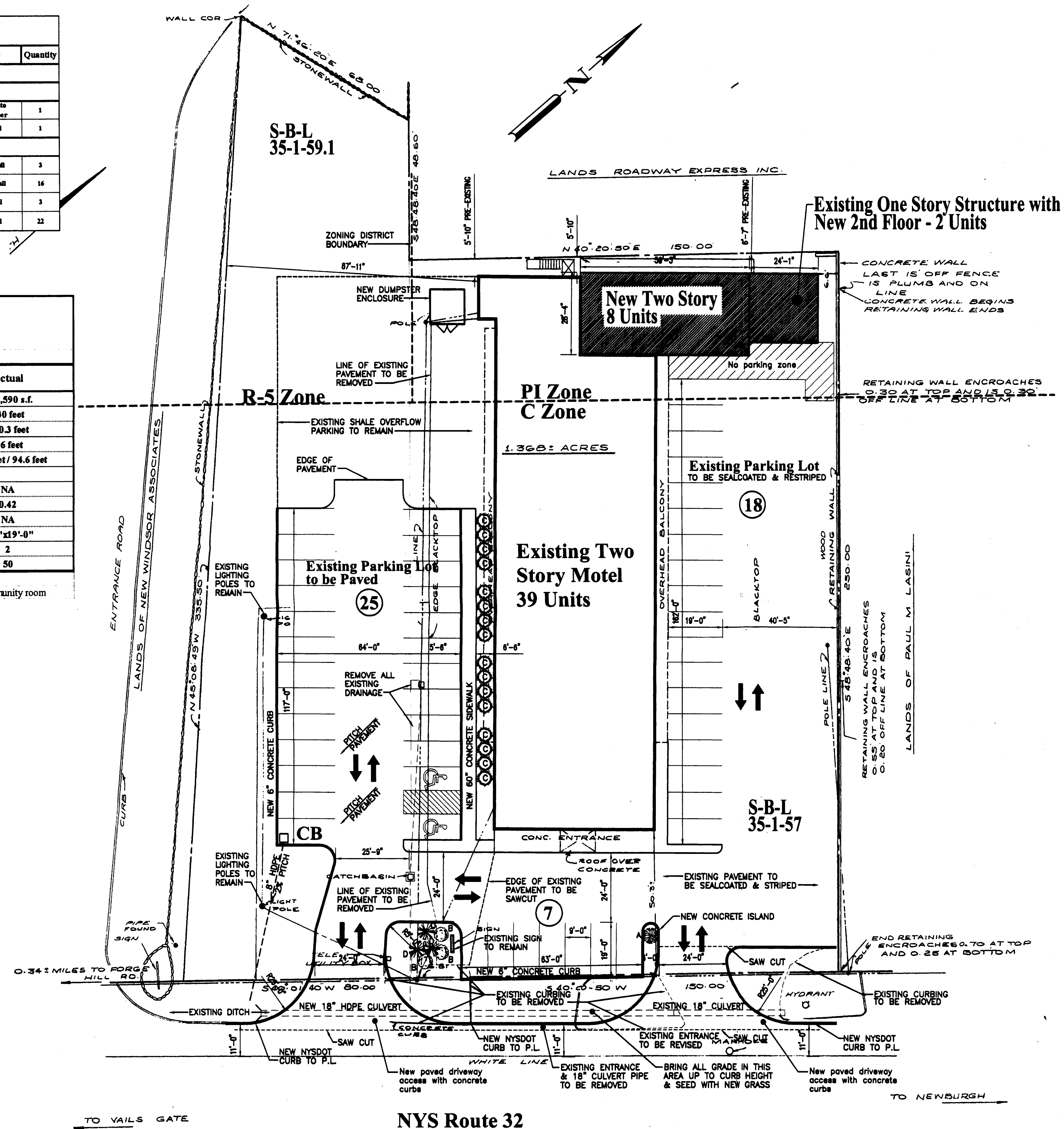
* Pre-Existing, non conforming conditions.
Hotel parking based on 1 space per rental room plus one space per 3 seats in community room



1 Location Map
SP1 NTS

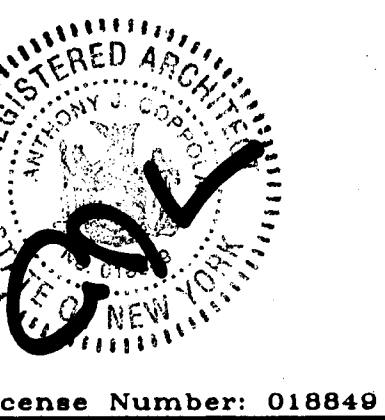


2 Tax Map Location
SP1 NTS



3 Proposed Site Plan
SP1 Scale: 1"=20'-0"

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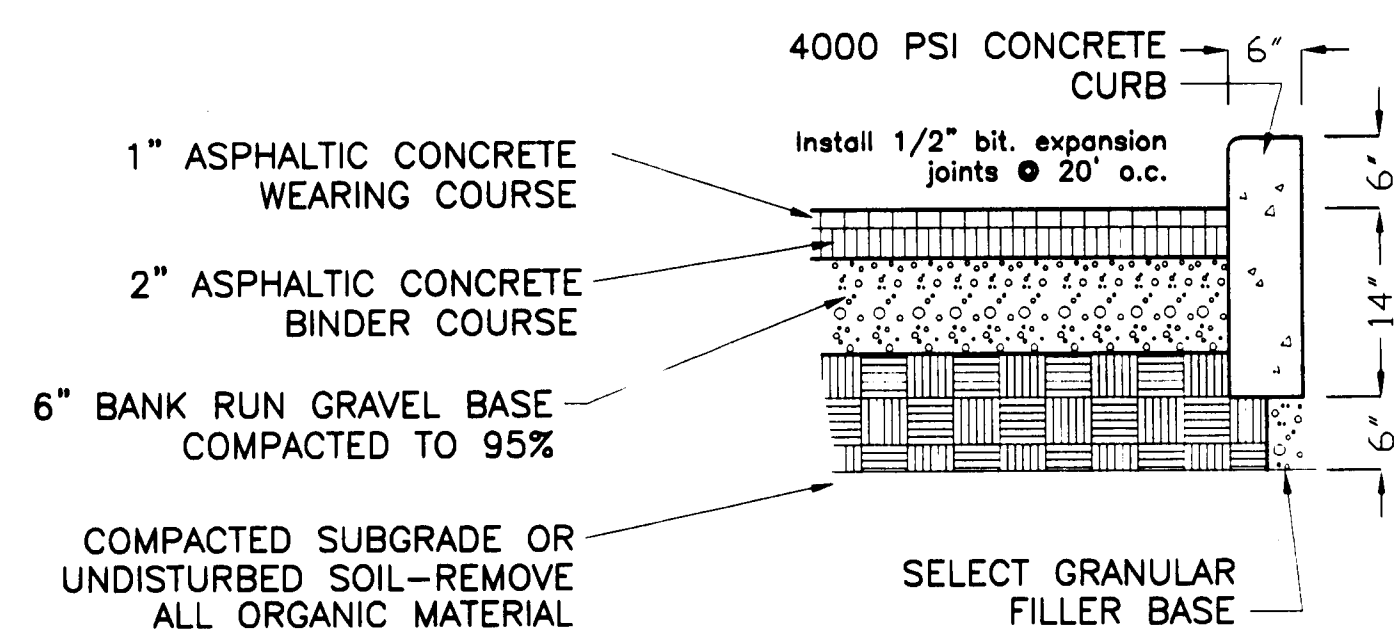
Alterations to the
Econolodge
Route 32, New Windsor, New York

Revisions
Drawn By: MS
Date: 4/22/04
SCALE: AS NOTED
PROJECT NUMBER: 01-43

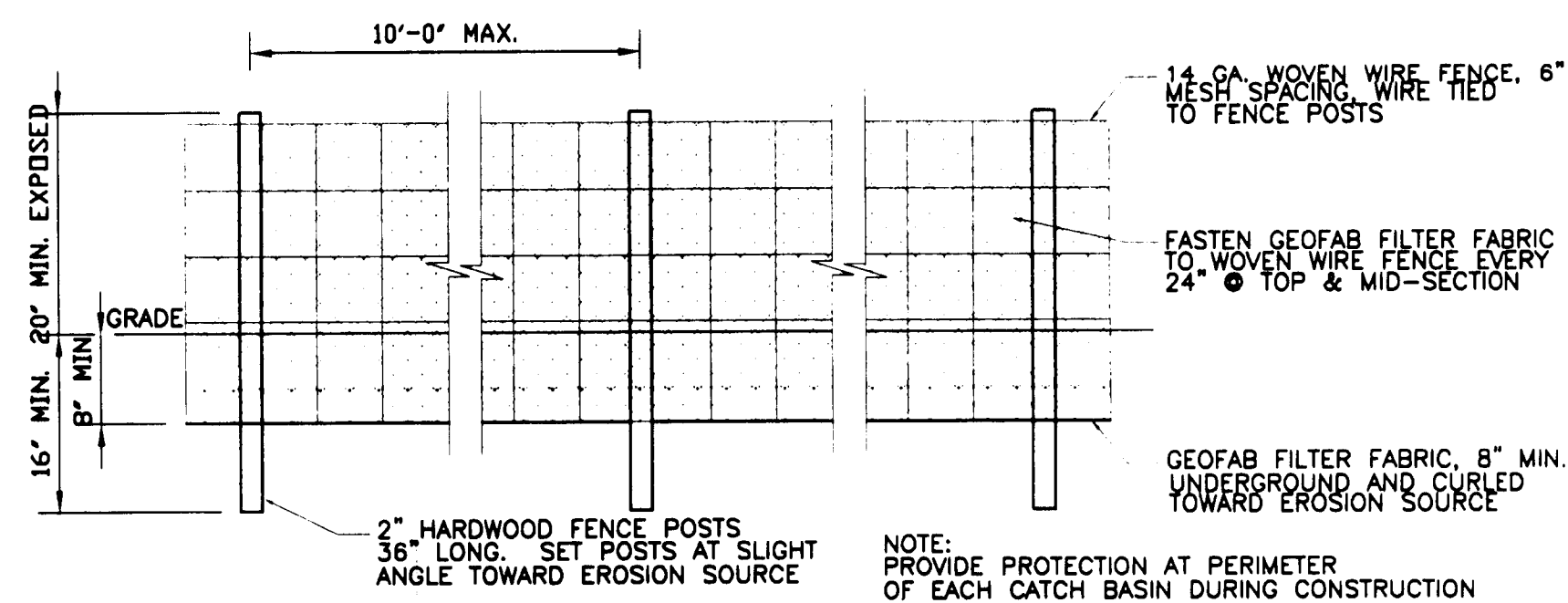
Sheet No.

SP1

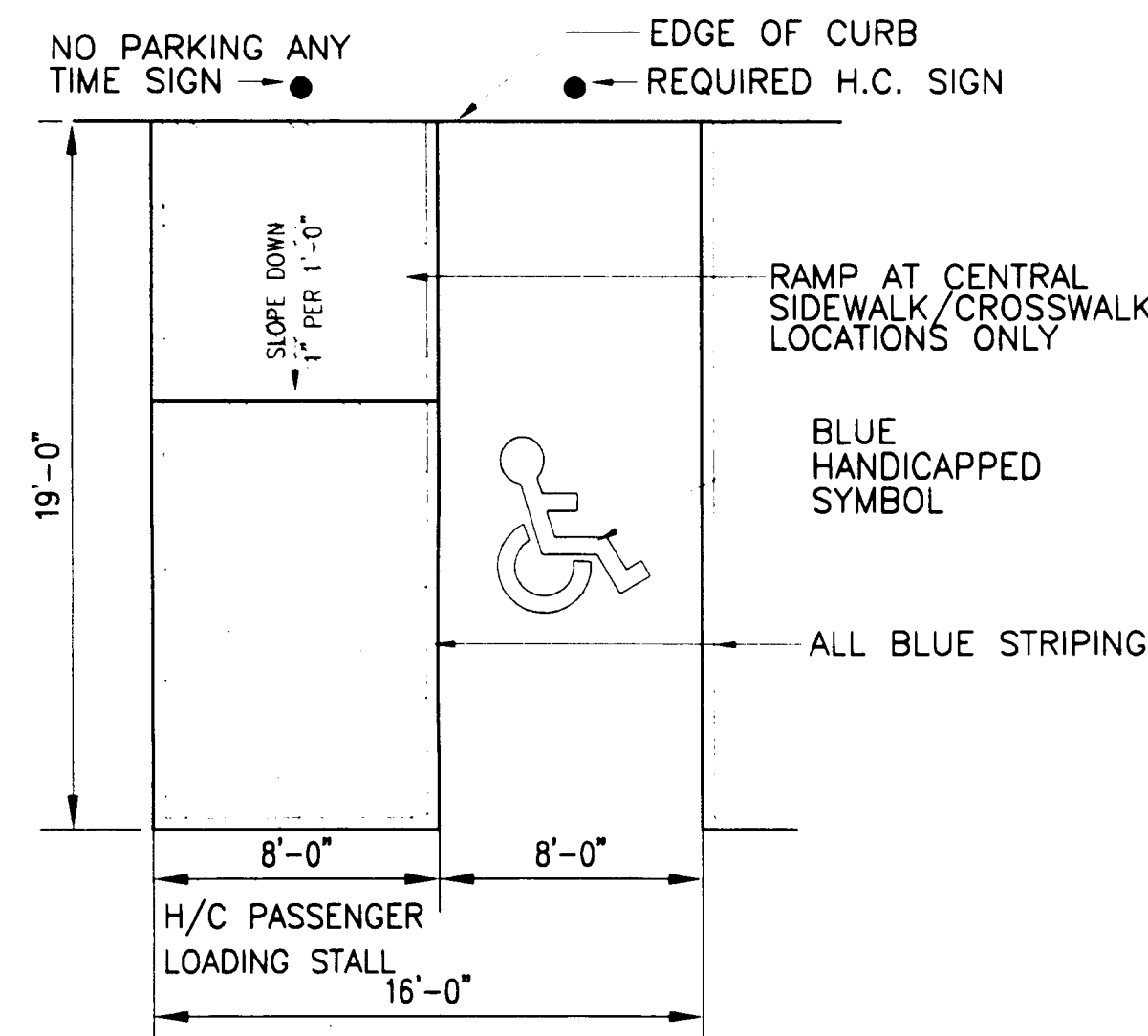
SITE PLAN



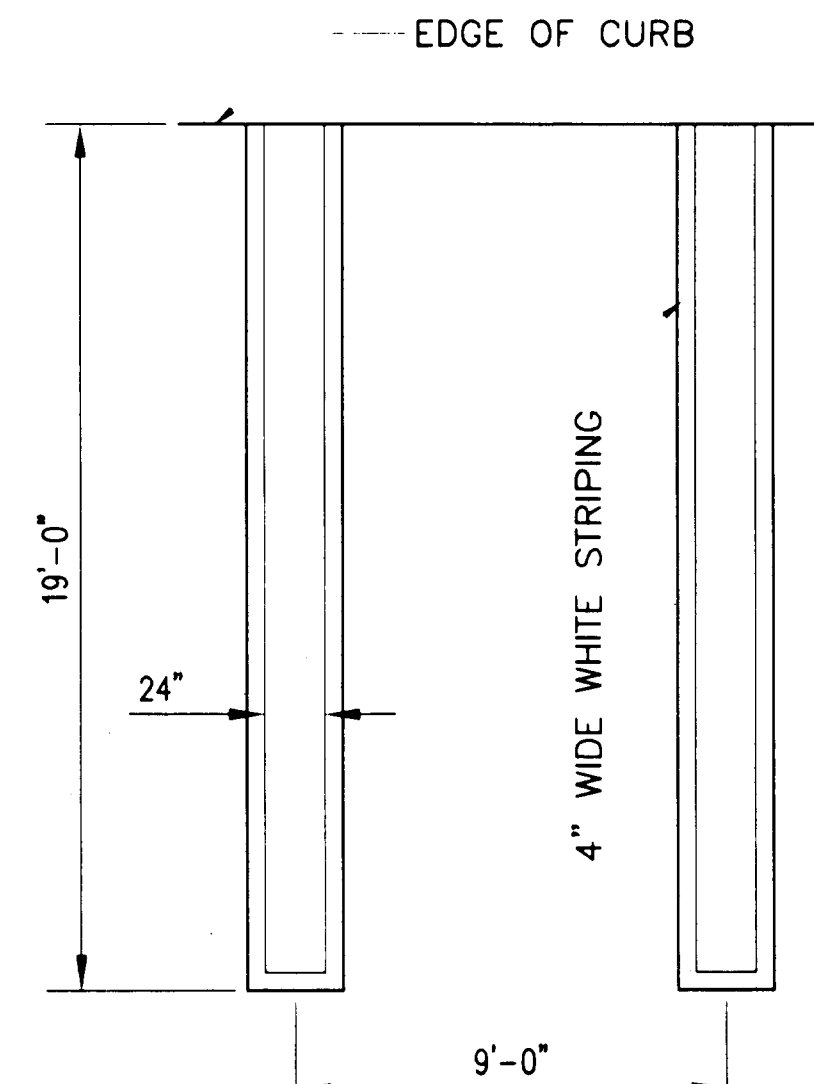
1
SP2 Parking Lot
Pavement & Curb Detail
Scale: 1"=1'-0"



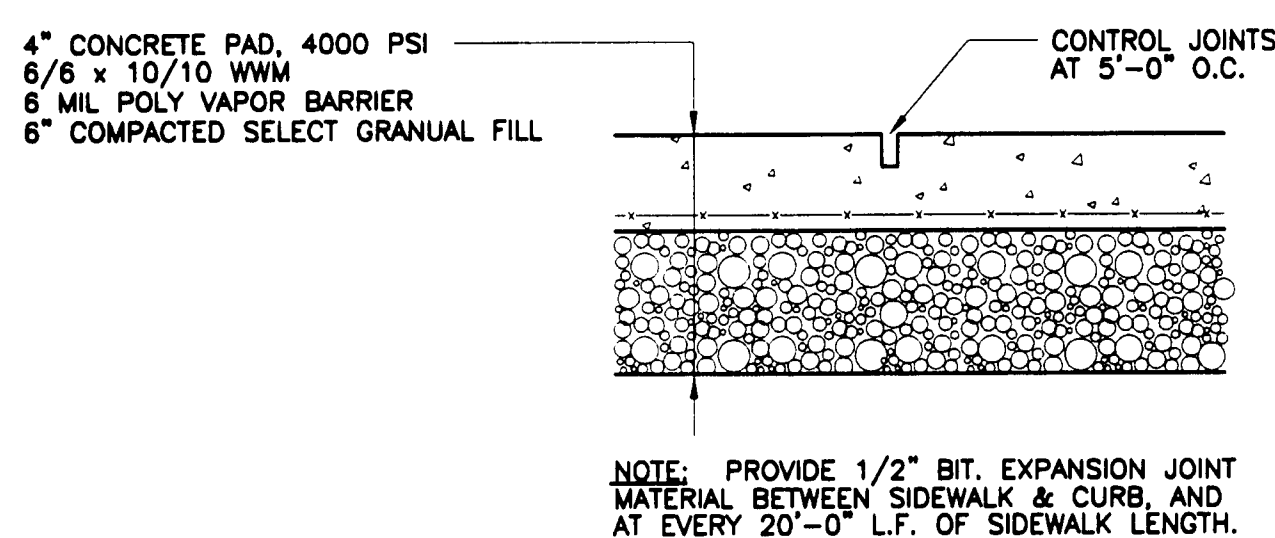
2
SP2 Erosion Control
Fence Detail
NTS



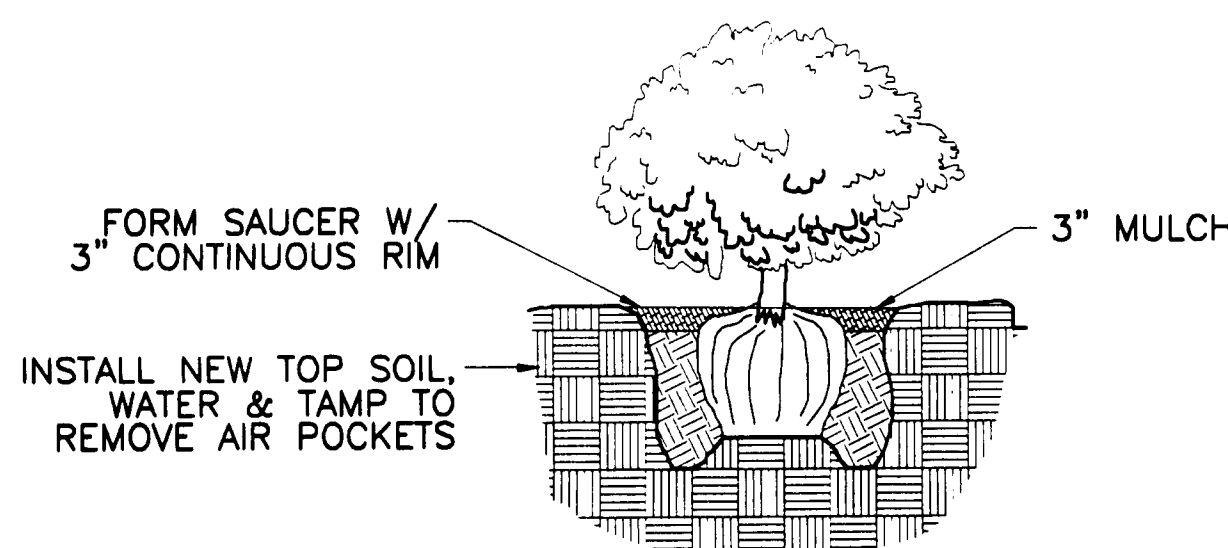
3
SP2 HC Space Detail
Scale: 1-1/2"=1'-0"



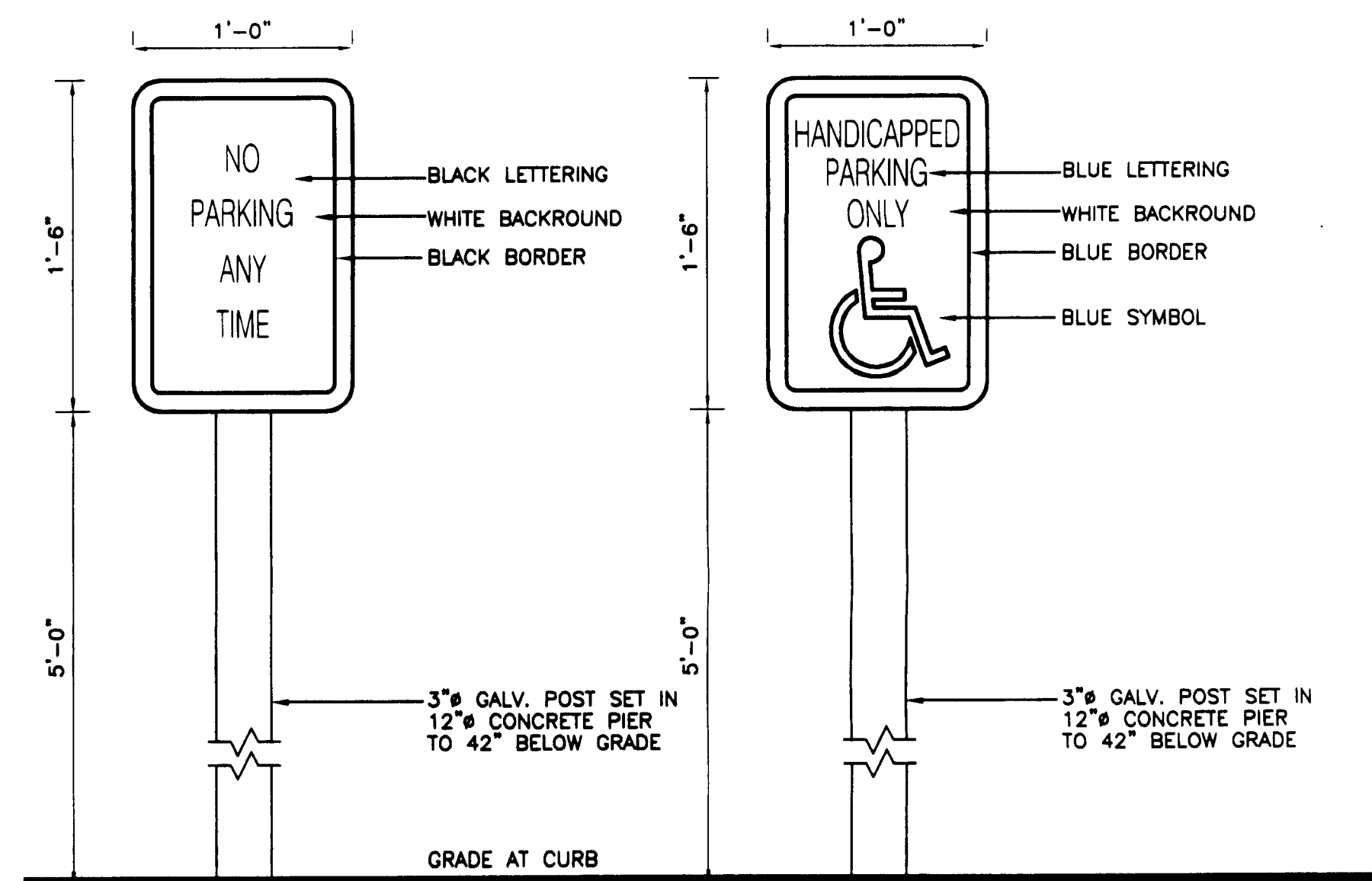
4
SP2 Typical Parking Space
NTS



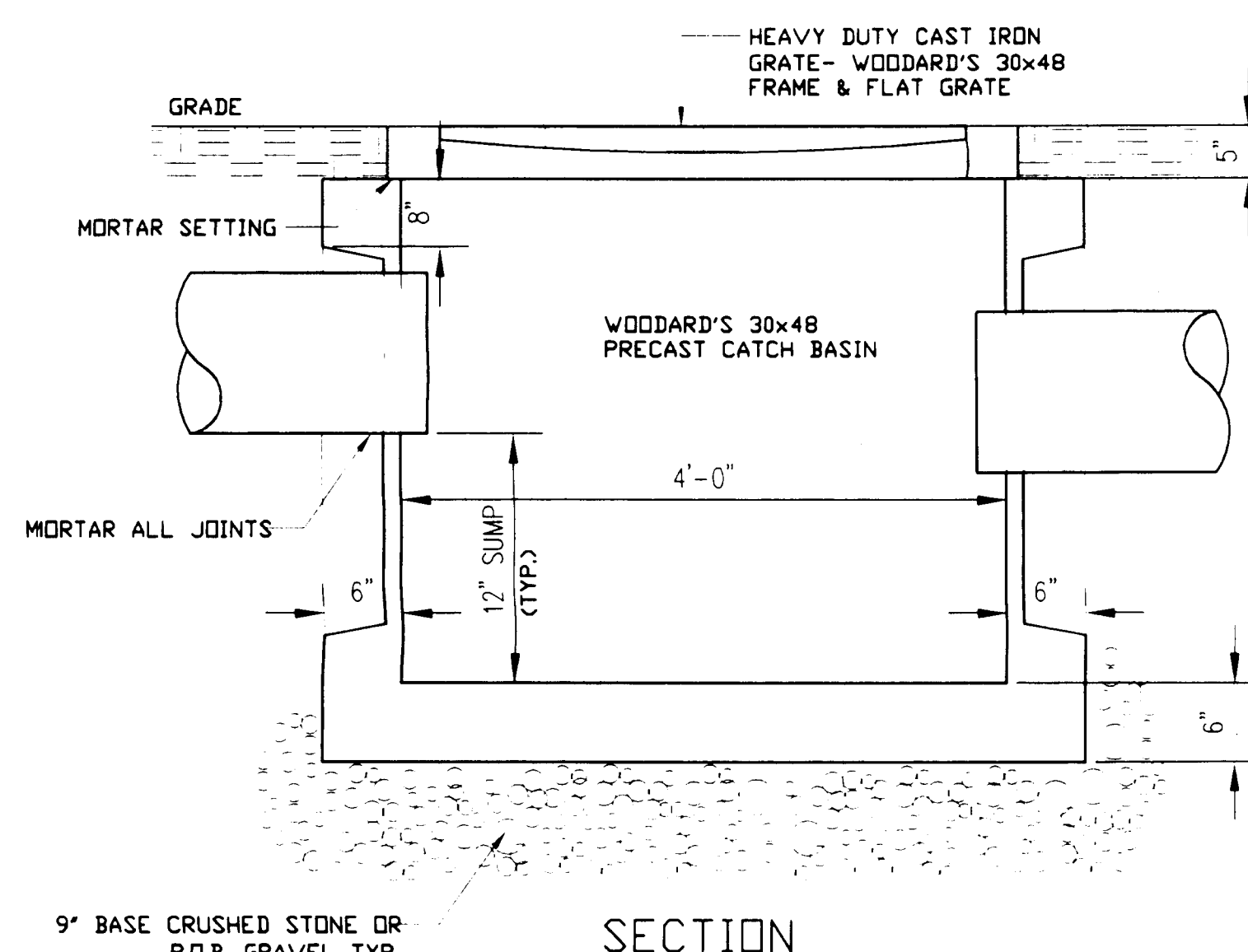
4
SP2 Walkway Detail
Scale: 1"=1'-0"



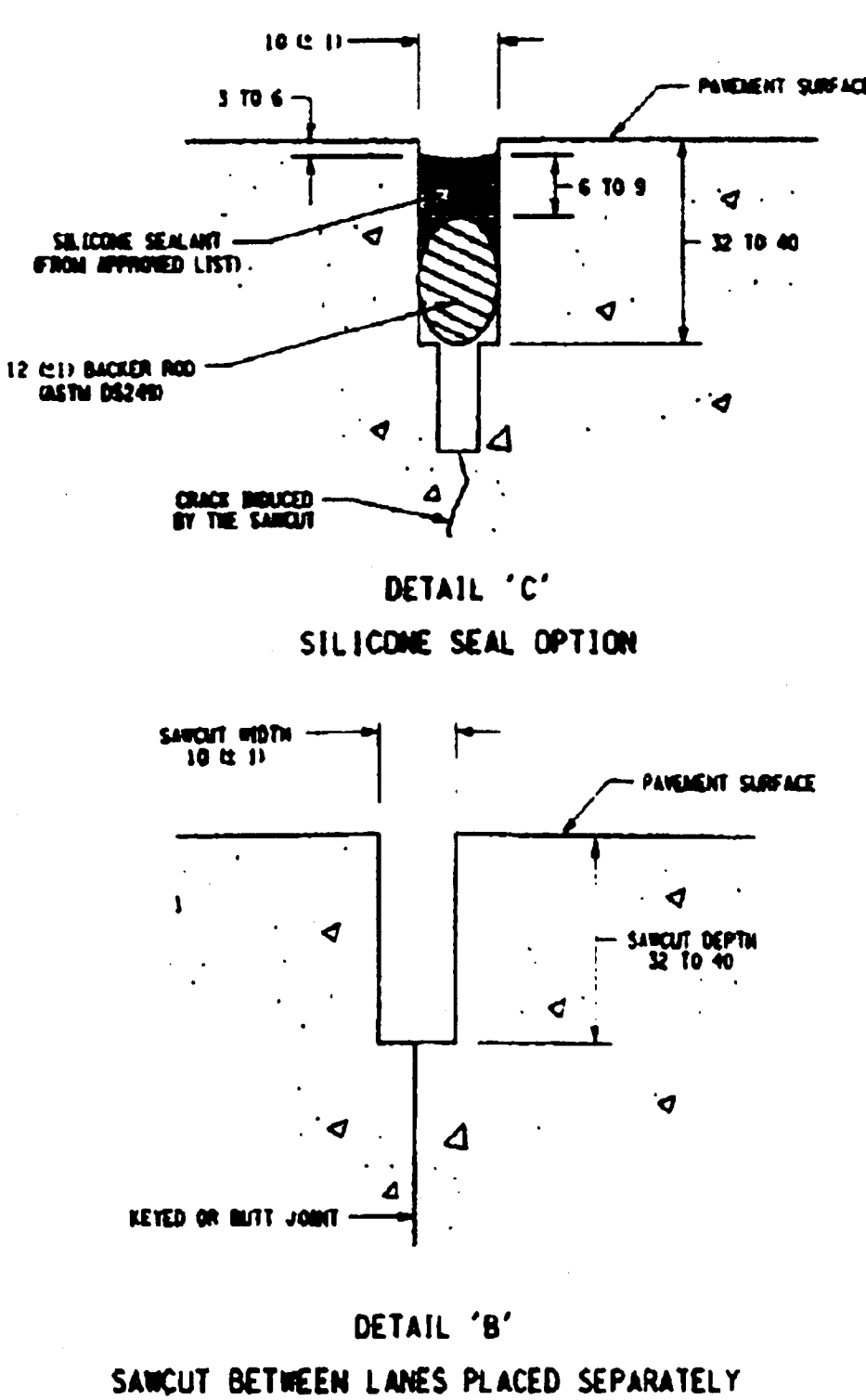
5
SP2 Planting Detail
NTS



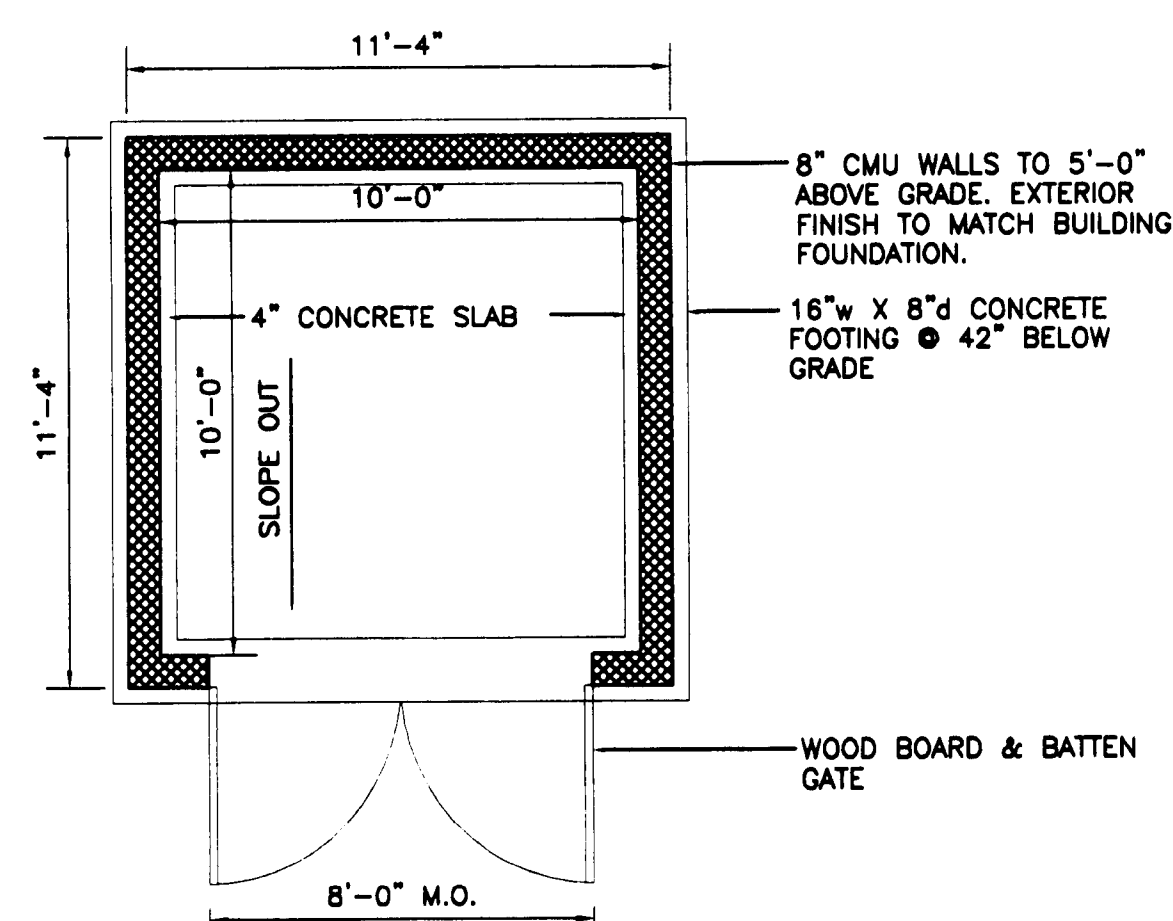
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SP2 H/C Sign Detail
NTS



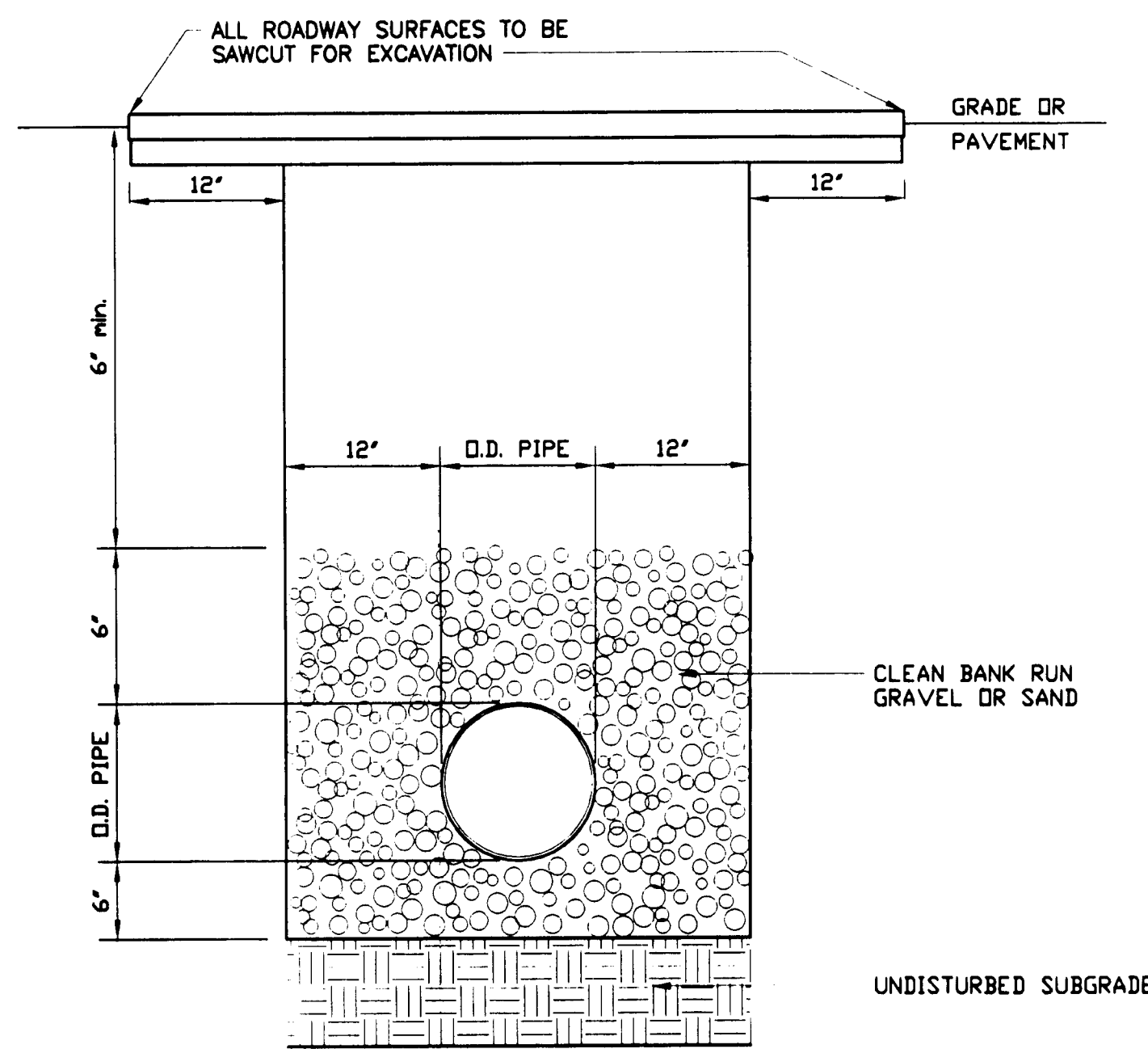
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SP2 Parking Lot
Catch Basin Detail
Scale: 1-1/2"=1'-0"



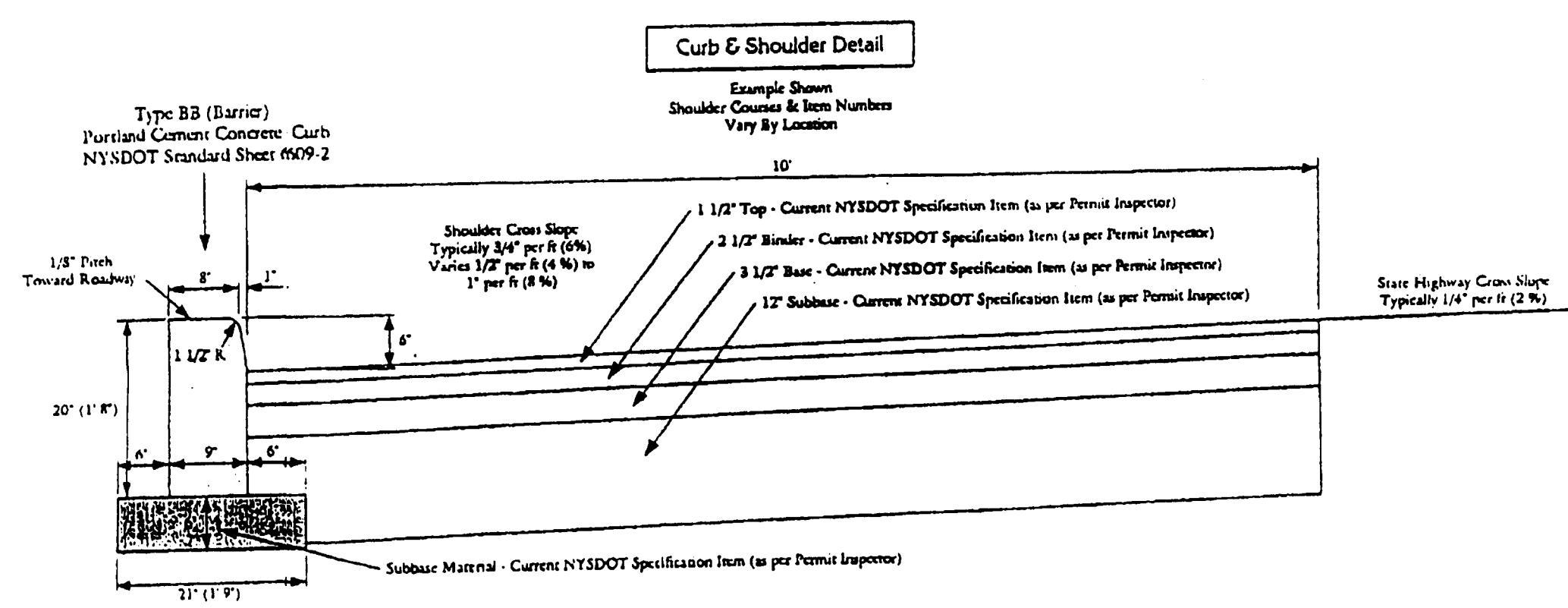
10
SP2 NYS D.O.T.
Saw Cut & Sealant Details
NTS



7
SP2 Dumpster Enclosure Detail
Scale: 1/4"=1'-0"



8
SP2 Parking Lot
Typical Trench Detail
Scale: 1-1/2"=1'-0"



11
SP2 NYS D.O.T.
New Curb & Shoulder Details
NTS

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Revised: 10.1.03
10.2.03
4.22.04
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SP2

SITE DETAILS